

# PARSON

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Arundel Road  
Great Yarmouth  
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**£795 pcm**



**Victorian Mid Terraced House 3 Bedrooms 2 Reception Rooms Gas Fired Central Heating  
UPVC Double Glazing On Street Parking Small Front & Rear Courtyards Close to Seafront  
Available November 2020**

3 bedroom Victorian mid terraced house on the NORTH SIDE OF GT YARMOUTH close to the sea front. Character features including bay windows, 2 reception rooms, UPVC double glazing, GFCH, on street parking, small private courtyard at rear. **AVAILABLE NOW**. EPC=D

**THE ACCOMMODATION COMPRISES**

**SITTING ROOM 12' 2" x 11' 7" (3.71m x 3.53m) min**

UPVC double glazed front entrance door, UPVC double glazed bay window to front, fitted curtains, radiator, feature fireplace (not in use), wood effect laminate flooring, stairs to first floor.

**DINING ROOM 12' 7" x 12' 2" (3.84m x 3.71m)**

UPVC double glazed window to rear, fitted curtains, radiator, feature fireplace (not in use), under stair storage cupboard, wood effect laminate flooring.

**KITCHEN 13' 1" x 7' 2" (3.99m x 2.18m)**

Range of white fronted fitted base and wall units, work surfaces, inset single drainer sink unit, brand new gas cooker, extractor hood, space for fridge/freezer together with space for 3 additional under counter appliances (with plumbing for 2 appliances), UPVC double glazed window to side, fitted curtains and nets, vinyl flooring.

**HALL 5' 1" x 4' 3" (1.55m x 1.3m)**

UPVC double glazed entrance door, tiled floor, airing cupboard housing boiler.

**SHOWER ROOM 7' 7" x 5' 1" (2.31m x 1.55m)**

Shower cubicle, hand wash basin in vanity unit, low level wc, opaque UPVC double glazed window to rear, tiled floor, fully tiled walls, radiator, extractor fan.

**ON THE FIRST FLOOR**

**LANDING**

**BEDROOM 1 12' 2" x 10' 3" (3.71m x 3.12m) min**

UPVC double glazed bay window to front plus second window, fitted curtains and nets, radiator, wardrobe and chest of drawers.

**BEDROOM 2 12' 7" x 12' 2" (3.84m x 3.71m)**

Feature fireplace (not in use), UPVC double glazed window to rear, fitted curtains & net, radiator, fitted cupboard, wardrobe, chest of drawers and 2 bedside cabinets.

**DRESSING ROOM / BEDROOM 3 9' 5" x 7' 3" (2.87m x 2.21m)**

UPVC double glazed window to side, fitted curtains and net, radiator, wood effect laminate flooring, wardrobe together with chest of drawers and additional wall mounted cupboards.

**BATHROOM 7' 9" x 7' 3" (2.36m x 2.21m)**

White suite comprising panelled jacuzzi bath with shower over, hand wash basin in vanity unit, low level wc, radiator, opaque UPVC double glazed window to side, fitted net and blind, vinyl flooring.

**OUTSIDE**

There is a small courtyard to the front and to the rear there is a covered seating area.

**AGENTS NOTE NO PETS. NO SMOKERS.**

**COUNCIL TAX BAND B** Great Yarmouth Borough Council



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 512 SQ.FT.  
 (47.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 466 SQ.FT.  
 (43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



